



Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

PROJECT NUMBER
98034-(5) Los Valles+

HEARING DATE
N/A

REQUESTED ENTITLEMENTS

Revised Vesting Tract Map No. 52584
Variance No. 201300003
CUP No. 201300081
Oak Tree Permit No. 201300023
Environmental No. 201300138

SUBDIVISION COMMITTEE REPORT

OWNER / APPLICANT

SFI Los Valles LLC / Chuck Gilman, LDC

**MAP/EXHIBIT
DATE:**

6-11-13

**SCM REPORT
DATE:**

7-11-13

SCM DATE:

7-18-13

PROJECT OVERVIEW

A request to develop three large vacant and partially-graded lots into a suburban residential tract development.

- Subdivision: To create 497 single-family lots, 13 open space lots, 7 private recreation lots, 7 public facility lots, 1 public park lot, and 1 water tank lot (526 total lots) on 430.4 gross acres.
- Variance (retroactive): For development within a mapped significant ridgeline per the Castaic CSD. The ridgeline has already been disturbed per a prior approved grading permit.
- Conditional Use Permit: For urban hillside management, onsite grading, density-controlled development, and an onsite water tank facility. Also for a new proposed roadway within a mapped significant ridgeline qualifying for an exception to a variance (for access to public facilities) per the Castaic CSD.
- Oak Tree Permit: For the removal of one non-heritage oak tree.

MAP STAGE

Tentative: ☐

Revised: ☒

Amendment: ☐

Amended : ☐
Exhibit %A+

Modification to : ☐
Recorded Map

Other: ☐

MAP STATUS

Initial: ☒

1st Revision: ☐

2nd Revision: ☐

Additional Revisions (requires a fee): ☐

LOCATION

Hasley Canyon Rd. and Del Valle Rd.

ACCESS

Hasley Canyon Rd.

ASSESSORS PARCEL NUMBER(S)

2866-062-032, -033; 3247-032-052

SITE AREA

430.4 gross acres

GENERAL PLAN / LOCAL PLAN

OVOV

ZONED DISTRICT

Newhall

SUP DISTRICT

5th

LAND USE DESIGNATION

H2

ZONE

A-2-2

PROPOSED UNITS

497 DU

MAX DENSITY/UNITS

860 DU per H2

COMMUNITY STANDARDS DISTRICT

Castaic Area

ENVIRONMENTAL DETERMINATION (CEQA)

Project on hold pending review and completion of an EIR.

SUBDIVISION COMMITTEE DEPARTMENT CLEARANCE

Department

Status

Contact

Regional Planning	Hold	Jodie Sackett (213) 974-6433 jsackett@planning.lacounty.gov
Public Works	Hold	Henry Wong (626) 458-4961 hwong@dpw.lacounty.gov
Fire	Hold	Juan Padilla (323) 890-4243 jpadilla@fire.lacounty.gov
Parks & Recreation	Hold	Clement Lau (213) 351-5120 clau@parks.lacounty.gov
Public Health	Hold	Michelle Tsiebos (626) 430-5382 mtsiebos@ph.lacounty.gov

SUBDIVISION COMMITTEE STATUS

Tentative Map Revision Required: ☐

Reschedule for Subdivision Committee Meeting: ☐

Exhibit Map/Exhibit ~~%A+~~ Revision Required: ☐

Reschedule for Subdivision Committee Reports Only: ☐

Revised Application Required: ☐

Other Holds (see below): ☒

REGIONAL PLANNING COMMENTS

RECOMMENDATION: *Regional Planning **does not** recommend approval at this time. Please see below comments.*

Revised Map/Exhibit ~~%A+~~

1. Provide a sheet detail of the southwesterly portion of the site and the existing structure located on the site.
2. Depict and label all existing structures on the site and indicate if they are to remain or to be removed.
3. Provide cross sections for all existing and proposed retaining walls.
4. In the Notes section or in a separate table on the map, provide a more detailed description of the proposed uses for each lot labeled ~~%ec. area+or %ec. lot+~~

Other:

5. Revise the Land Division application to indicate all existing structures onsite (i.e. building along Hasley Canyon Rd., water tank, and any others).
6. Revise the open space exhibit to exclude the single-family lots and public facility lots (including the water tank lots) in the open space acreage calculation.
7. Revise the color site rendering to group together (and depict as one color) all lots sized 7,500 SF or less.
8. Project subject to OVOV and the policies contained therein.
9. Project subject to the Healthy Design Ordinance (HDO).
10. Project on hold pending review and completion of an EIR.
11. Project on hold pending review of burdens of proof for a Variance, CUP and Oak Tree Permit.
12. Project on hold pending Forester and County biologist review of a new Oak Tree Report.